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City of
Indianapolis
Bart Peterson, Mayor



City, SEND partner to transform formerly blighted, unsafe properties into affordable housing

INDIANAPOLIS – The City of Indianapolis and Southeast Neighborhood Development (SEND) are partnering to redevelop properties formerly riddled with code violations into new, affordable homeownership opportunities.

Utilizing \$160,000 in grants awarded by the city, SEND has begun acquiring and rehabilitating five properties formerly owned by local landlords who racked up more than 1,000 code violations. The five properties will be sold to residents earning less than 80 percent of the area median family income.

“The city remains committed to not only ridding our neighborhoods of blight and serial code violators, but also working with CDCs and other organizations to aid in the redevelopment of these decaying properties,” Mayor Bart Peterson said. “This partnership with SEND will transform five formerly unsafe, unhealthy sites into newly-redeveloped affordable housing opportunities.”

SEND has already completed improvements on one of the homes, 934 Elm Street, which is currently for sale. Work continues on the other four properties, all on Elm Street, with completion slated for summer 2003.

The city utilized federal funds subsidized by the United States Department of Housing and Urban Development (HUD) in awarding the grants to SEND.

Each year, the city’s Department of Metropolitan Development allocates approximately \$18 million in HUD funding to community organizations. In 2002, grants are being awarded to 40 organizations, supporting the creation of hundreds of new affordable homes and rental units, as well as the repair of hundreds of units occupied by low-income households.

Last year, the city awarded more than \$1 million to the Partners in Housing Development for the rehabilitation of an abandoned brick building at 10th and Rural Streets that recently opened as Mozingo Place, an apartment building offering 22 affordable housing units for people with special needs.

In November 2000, Mayor Peterson announced a unique, aggressive approach to crack down on irresponsible landlords. Partnering with Health and Hospital, the city filed suit against the landlords who owned the properties now being rehabilitated by the city and SEND, citing that their properties, with more than 1,000 code violations, constituted a public nuisance.

To inquire about the sale or rehabilitation of these properties on Elm Street or other services provided by SEND, call 634-5079.

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